

## RESOLUTION NO. CR-22-05

### A RESOLUTION OF INTENT TO APPROPRIATE A FEE SIMPLE INTEREST IN CERTAIN LANDS FOR THE IMPROVEMENT OF STRINGTOWN AND GANTZ ROADS

WHEREAS, the City of Grove City contemplates the improvement to Stringtown and Gantz Roads; and

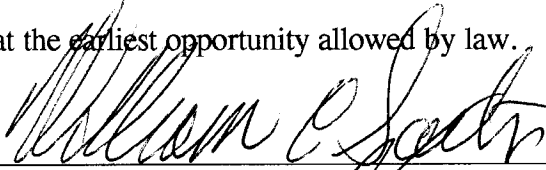
WHEREAS, it is necessary to exercise the right of eminent domain to acquire property for said improvement.

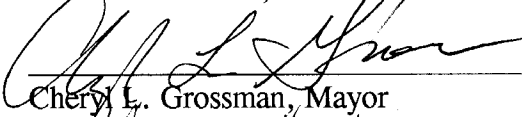
NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

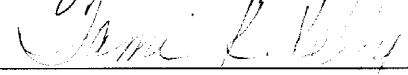
SECTION 1. This Council hereby deems it necessary and declares its intention for the purpose of improving Strongtown and Gantz Roads to appropriate the fee simple interest in and to the premises described in Exhibits A, B, and C attached hereto and made a part hereof. Said project pursuant to and in accordance with the Charter of the City of Grove City, Ohio and the Constitution and Laws of the State of Ohio.


SECTION 2. The Mayor be and is hereby authorized to cause written notice of the passage of this resolution be given to the owners, persons in possession of, or having an interest of record in the above described premises and said notice shall be served according to law by such person designated for that purpose by the mayor and to make return of service of notice in the manner provided by law.

SECTION 3. This resolution shall take effect at the earliest opportunity allowed by law.

  
\_\_\_\_\_  
William E. Saxton, President of Council

  
\_\_\_\_\_  
Cheryl L. Grossman, Mayor

  
\_\_\_\_\_  
Tami K. Kelly, MMC, Clerk of Council

  
\_\_\_\_\_  
Thomas R. Clark, Director of Law

Passed: 03-07-05  
Effective: 03-07-05

Attest:

Certify that this resolution is correct as to form

CR-22-05  
EXHIBIT "A"

**RIGHT-OF-WAY ACQUISITION**  
**0.014 ACRE**  
**South of Stringtown Road**  
**West of Gantz Road**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 8231 of the Virginia Military District, being out of that 1.033 acre tract conveyed to Golden Arch Realty Corporation of record in Deed Book 3375, Page 333, and out of the remainder of that 2.037 acre tract conveyed to Golden Arch Realty Corporation of record in Deed Book 3741, Page 649, and described as follows:

*Beginning, for reference*, at the centerline intersection of Stringtown Road with Gantz Road north, being North 84° 50' 58" West, with the centerline of Stringtown Road, 15.08 feet from a point of curvature at Centerline Station 58+15.76, as shown on the Right-of-Way Plans of Stringtown Road, State Project No. 167-74 and on file at the City of Grove City, Ohio;

thence North 84° 50' 58" West, with the centerline of Stringtown Road, 29.08 feet;

thence South 05° 09' 02" West, 45.00 feet to an iron pin set at the intersection of the southerly right-of-way line for Stringtown Road with the westerly right-of-way line for Gantz Road, the northeasterly corner of said 2.037 acre tract, and the northwesterly corner of that 0.104 acre tract conveyed to the City of Grove City, Ohio of record in Official Record 17488G15, and being the *True Point of Beginning*;

thence South 02° 46' 37" West, with said westerly right-of-way line and the line common to said 2.037 and 0.104 acre tracts, 35.00 feet to an iron pin set;

thence North 41° 02' 10" West, across said 1.033 and 2.037 acre tracts, 50.51 feet to an iron pin set in said southerly right-of-way line, the northerly line of said 1.033 acre tract;

thence South 84° 50' 58" East, with said southerly right-of-way line and the northerly line of said 1.033 and 2.037 acre tracts, 35.00 feet to the *True Point of Beginning*, containing 0.014 acre (611.974 square feet), more or less, out of Franklin County Auditor's Parcel Numbers 040-002098 [0.010 acre (453.57 square feet)] and 040-002100 [0.004 acre (158.40 square feet)].

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Bearings are based on the Ohio State Plan Coordinate System per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 25 and FRANK 125, having a bearing of South 87° 46' 00" East, as established by the Franklin County Engineering Department.

This description was prepared through the use of existing records and an actual field survey performed by Evans, Mechwart, Hambleton & Tilton, Inc. in April 2004.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

All references refer to the records of the Recorder's Office, Franklin County, Ohio.

0-32-f SPLIT 0.010 ACRES  
OUT OF (040) 2098  
SPLIT 0.004 ACRES  
OUT OF (040) 2100

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

JCD:shg/Jan 10, 0229  
0\_014 ac 2004-0229

DESCRIPTION VERIFIED  
DEAN C. RINGLE, P.E., P.S. Registered Surveyor No. 8069

DATE: 1/13/05

01/13/05



CL-22-05  
Exhibit "B"

**RIGHT-OF-WAY ACQUISITION**  
**0.040 ACRE**  
**North of Stringtown Road**  
**West of Gantz Road**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 8231 of the Virginia Military District, being out of the remainder of that 0.916 acre tract conveyed to KFC U.S. Properties, Inc. of record in Instrument Number 200301220022300, and described as follows:

*Beginning, for reference,* at the centerline intersection of Stringtown Road with Gantz Road north, being North 84° 50' 58" West, with the centerline of Stringtown Road, 15.08 feet from a point of curvature at Centerline Station 58+15.76, as shown on the Right-of-Way Plans of Stringtown Road, State Project No. 167-74 and on file at the City of Grove City, Ohio;

thence North 04° 09' 38" West, with the centerline of Gantz Road, 81.29 feet;

thence North 85° 50' 22" East, 31.83 feet to an iron pin set in the easterly right-of-way line for Gantz Road, the westerly line of said 0.916 acre tract, and the easterly line of that 0.064 acre tract conveyed to the City of Grove City, Ohio of record in Official Record 12418B13, and being the *True Point of Beginning*;

thence across said 0.916 acre tract, the following courses:

South 58° 27' 31" East, 67.13 feet to an iron pin set;

easterly, with the arc of a curve to the left, having a central angle of 01° 38' 34", a radius of 3764.72 feet, an arc length of 107.94, a chord bearing and chord distance of South 86° 38' 04" East, 107.93 feet to an iron pin set in the easterly line of said 0.916 acre tract and the westerly line of that 1.586 acre tract conveyed to Seafood Properties I of record in Deed Book 3651, Page 802;

thence South 04° 09' 38" East, with the line common to said 0.916 and 1.586 acre tracts, 10.07 feet to an iron pin set at a common corner thereof in the northerly right-of-way line for Stringtown Road;

thence westerly, with said northerly right-of-way line and the southerly line of said 0.916 acre tract, with the arc of a curve to the right, having a central angle of 00° 58' 55", a radius of 3774.72 feet, an arc length of 64.69, a chord bearing and chord distance of North 86° 58' 58" West, 64.69 feet to an iron pin set at a common corner of said 0.916 and 0.064 acre tracts:

thence continuing with said northerly right-of-way line, with a line common to said 0.916 and 0.064 acre tracts, the following courses:

North 81° 48' 38" West, 53.23 feet to an iron pin set at a point of curvature;

northwesterly, with the arc of a curve to the right, having a central angle of 63° 28' 16", a radius of 60.00 feet, an arc length of 66.47, a chord bearing and chord distance of North 50° 04' 30" West, 63.12 feet to the *True Point of Beginning*, containing 0.040 acre (1729.00 square feet), more or less, out of Franklin County Auditor's Parcel Number 040-001122.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

**RIGHT-OF-WAY ACQUISITION**

**0.040 ACRE**

**-2-**

Bearings are based on the Ohio State Plan Coordinate System per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 25 and FRANK 125, having a bearing of South 87° 46' 00" East, as established by the Franklin County Engineering Department.

This description was prepared through the use of existing records and an actual field survey performed by Evans, Mechwart, Hambleton & Tilton, Inc. in April 2004.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.


All references refer to the records of the Recorder's Office, Franklin County, Ohio.

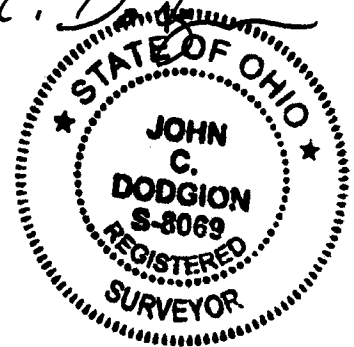
EVANS, MECHWART, HAMBLETON, & TILTON, INC.

0-32-F  
SPLIT 0.040 ACRES  
OUT OF (040) 1122

John C. Dodgion  
Registered Surveyor No. 8069

01/13/05

<b>DESCRIPTION VERIFIED</b>	
DEAN C. RINGLE, P.E., P.S.	
BY: <u>T.G.</u>	
DATE: <u>1/13/05</u>	



CR-22-05  
Exhibit "C"

**RIGHT-OF-WAY ACQUISITION**  
**0.032 ACRE**  
**North of Stringtown Road**  
**West of Gantz Road**

Situated in the State of Ohio, County of Franklin, City of Grove City, lying in Survey Number 8231 of the Virginia Military District, being out of that 1.586 acre tract conveyed to Seafood Properties I of record in Deed Book 3651, Page 802, and described as follows:

*Beginning, for reference,* at the centerline intersection of Stringtown Road with Gantz Road north;

thence South 84° 50' 58" East, with the centerline of Stringtown Road, 15.08 feet to a point of curvature at Centerline Station 58+15.76, as shown on the Right-of-Way Plans of Stringtown Road, State Project No. 167-74 and on file at the City of Grove City, Ohio;

thence continuing with the centerline of Stringtown Road, with the arc of a curve to the left, having a central angle of 02° 37' 27", a radius of 3819.72 feet, an arc length of 174.94, a chord bearing and chord distance of South 86° 09' 42" East, 174.93 feet;

thence North 02° 31' 35" East, 45.00 feet to an iron pin set in the northerly right-of-way line for Stringtown Road, the southwesterly corner of said 1.586 acre tract, the southeasterly corner of the remainder of that 0.916 acre tract conveyed to the KFC U.S. Properties, Inc. of record in Instrument Number 200301220022300, and the northwesterly corner of that 0.358 acre tract conveyed to the City of Grove City, Ohio of record in Deed Book 3376, Page 46, being the *True Point of Beginning*;

thence North 04° 09' 38" West, with a line common to said 1.586 and 0.916 acre tracts, 10.07 feet to an iron pin set;

thence easterly, across said 1.586 acre tract, with the arc of a curve to the left, having a central angle of 02° 08' 28", a radius of 3764.72 feet, an arc length of 140.69, a chord bearing and chord distance of South 88° 31' 35" East, 140.68 feet to an iron pin set in the easterly line of said 1.586 acre tract and the westerly line of that 1.378 acre tract conveyed to Watermark Services, Inc. of record in Instrument Number 200204020083365;

thence South 04° 09' 38" East, with the line common to said 1.586 and 1.378 acre tracts, 10.03 feet to an iron pin set at a common corner thereof, in the northerly right-of-way line for Stringtown Road and the northerly line of said 0.358 acre tract;

thence westerly, with said northerly right-of-way line, the southerly line of said 1.586 acre tract, and the northerly line of said 0.358 acre tract, with the arc of a curve to the right, having a central angle of 02° 08' 08", a radius of 3774.72 feet, an arc length of 140.68, a chord bearing and chord distance of North 88° 32' 29" West, 140.68 feet to the *True Point of Beginning*, containing 0.032 acre (1406.860 square feet), more or less, out of Franklin County Auditor's Parcel Number 040-002313.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

**RIGHT-OF-WAY ACQUISITION**  
**0.032 ACRE**

-2-

Bearings are based on the Ohio State Plan Coordinate System per NAD83 (1986 Adjustment). Control for bearings was from coordinates of monuments FRANK 25 and FRANK 125, having a bearing of South 87° 46' 00" East, as established by the Franklin County Engineering Department.

This description was prepared through the use of existing records and an actual field survey performed by Evans, Mechwart, Hambleton & Tilton, Inc. in April 2004.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

All references refer to the records of the Recorder's Office, Franklin County, Ohio.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

John C. Dodgion  
Registered Surveyor No. 8069

01/14/05



0-32-F  
Split  
0.032  
Acres  
out of  
(040)  
2313

